

PLANNING AND ZONING COMMISSION

February 10, 2011

STUDY SESSION

7:00 p.m.

Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Davis, Huddleston, Loyd, McDowell, Wescott, Woolery,
Vice-Chairperson Romine and Chairperson Harris

Commissioners Absent: Best and Hartley

Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
William Duston City Attorney
Sonja Paden Office Assistant II

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting then handed off further discussion to staff.

PUBLIC HEARINGS

**4. Request for a Special Use Permit to Operate a Museum at 109 E. Main Street,
Branson, Missouri.**

Project No. 11-1.1 (11-00100001)

Applicant: Novella Perrin

- Mr. Hornickel stated this was a standard request for a Special Use Permit with the normal conditions.
- He said the request was to operate a "Gone With The Wind" museum and gift shop.
- He said there were no parking requirements, since the downtown area businesses shared parking.

**5. Request for a Special Use Permit to Operate a Museum at 2800 W. Highway 76,
Suite 416, Branson, Missouri.**

Project No. 11-1.2 (11-00100002)

Applicant: GCP Grand Village, LLC

- Mr. Hornickel stated this was a standard request for a Special Use Permit with the usual conditions with the exception of an addition concerning how the building square footage would be divided.
- He said the request was to operate a "Princess Diana" exhibit/museum along with a gift shop.

- He said the applicant was asked to specify the square footage for both the exhibit and the gift shop to ensure there was adequate customer parking within the overall development. He said, based on the provided calculations, there were actually six or seven extra parking spots, so parking would not be an issue.

6. Request for WA Wilderness Area District Zoning of the Property at 412 Owen Lane, Branson, Missouri.

Project No. 11-2.1 (11-00200001)

Applicant: City of Branson

- Mr. Hornickel stated the area surrounding this property was currently zoned WA Wilderness Area District, so the request for this property to be zoned WA Wilderness Area District would be consistent with the surrounding area.
- He said it was a beautiful piece of property and the City was lucky to have it.
- Mr. Lawson stated the City purchased this property on August 31, 2010 and they were very proud of it.
- Chairperson Harris stated Garrett Anderson was working with five Eagle Scouts on cleaning up the area.
- Mr. Hornickel said there had been preliminary discussions about holding the Arbor Day celebration at this location to help promote its addition to the Lakeside Forest Wilderness Area.
- Commissioner Davis relayed several stories about the Owen family and their property, as Robert Owen had just been back in town for a visit.

OTHER BUSINESS

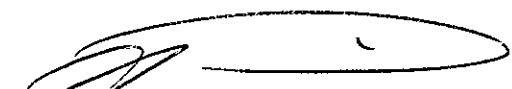
None.

ADJOURNMENT

Motion by Commissioner Davis and seconded by Commissioner Wescott, and unanimously carried to adjourn the meeting at 7:15 p.m.


Clark Harris, Chairperson

3-1-11
Date


Joel Hornickel, Senior Planner

3/1/11
Date